



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, January 9, 2020 – 6:00 PM
City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Current Items)

1. **ZBA2019-169**
4 Rapids Lane, R-1A Zoning District, Ward 6

Matthew Peterson proposes to maintain a recently placed foundation for a new single family dwelling with front stairs having a front yard setback of 21.5' where 25' is required and seeks a variance from section **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 4, 2019.

2. **ZBA2019-170**
5 Rapids Lane, R-1A Zoning District, Ward 6

Matthew Peterson proposes to maintain a newly constructed single family dwelling with front stairs having a front yard setback of 21' where 25' is required and seeks a variance from section **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 4, 2019.

3. **ZBA2019-171**
10 Hazelton Court, R-1B Zoning District, Ward 8

Richard Petty proposes to maintain a 6' stockade fence in the front yard, maintain an 8' x 11' shed in the street yard that is 3' from the street lot line and 1' from the rear lot line, and maintain a front yard parking space within 3' of a building and property line and seeks a variance from sections **8.27(B)** Fences and Walls, **8.29(A)1** Accessory Structures and Uses, **8.29(A)3** Accessory Structures and Uses and **10.09(B)** Parking Setbacks (2 Counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 9, 2019.

4. **ZBA2019-173**
720 Union Street, R-3 Zoning District, Ward 3

Amy Chhom (Agent) proposes to occupy 3,877 SF for the sale of general goods and merchandise and seeks a variance from section **5.10(F)5** Sale of General Goods and Merchandise of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 13, 2019.

5. **ZBA2019-174**
819 Second Street, B-2 Zoning District, Ward 10

Neona Karageorgos proposes to establish a tattoo parlor in a space 1,250 SF in size that is located within 500 feet from the exterior wall of a residential structure in a residential zoning district and seeks a variance from section **8.06(A)2** Tattoo Parlors of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 13, 2019.

6. **ZBA2019-136**
1140 South Mammoth Road, R-S Zoning District, Ward 8

Jeffrey Lewis, (Agent) proposes to construct six buildings consisting of 36 single family attached townhouse dwellings in the R-S zone, with lot coverage of 26.4% where 15% is allowed, with a floor area ratio of 0.19 where 0.1 is allowed and with one building having a front yard setback of 29' where 50' is required and seeks a variance from sections **5.10(A)2** Single Family Attached Dwellings, **6.04** Lot Coverage, **6.06** Floor Area Ratio and **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 17, 2019.

7. **ZBA2019-175**
198 Bruce Road, R-1B Zoning District, Ward 2

Tom Huot (Agent), proposes to maintain retaining walls in each of the side yards greater than 4' in height and less than 10' from the side lot line, and maintain a front yard parking

space 0.9' from the front lot line where 4' is required and where the front yard parking space is located within a second driveway that 5' from another driveway on the same lot where 30' is required and seeks a variance from sections **8.27(D)** Fences Walls, **10.08(B)** Driveways Location and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 18, 2019.

8. **ZBA2019-176**
434 Union Street, R-3 Zoning District, Ward 3

Matthew Peterson (Agent) proposes to convert a boarding house with 17 rooms to a multi-family dwelling with 11 dwelling units on a 6,678 SF lot where 17,000 SF of buildable land area is required and replace an existing three story open stairway with a 200 SF three story enclosed stairway, as well as construct a one story 75 SF addition for a lift to the first floor resulting in a floor area ratio of 0.86 where .75 is allowed and seeks a variance from sections **8.04** Minimum Buildable Lot Area and **6.06** Floor Area Ratio of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 19, 2019.

9. **ZBA2019-172**
487 Oak Street, R-1B Zoning District, Ward 1

Francois Boucher proposes to maintain a rear deck with a rear yard setback of 12' where 30' is required and seeks a variance from section **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 24, 2019.

10. **ZBA2019-178**
Tax Map 435, Lot 1B at Dunbar Street and Sundial Avenue, RDV Zoning District, Ward 9

John Cronin, Esq. (Agent) proposes to construct a multi-family building with 160 dwelling units on a lot having buildable land area of 163,221 SF where buildable land area of 240,500 SF is required, with six stories where four stories are allowed, and with a building height of 67' where 50' is allowed and seeks a variance from sections **8.04** Multi-Family Dwellings, **6.05** Height in Stories and **6.05** Height in Feet of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 31, 2019.

III. **BUSINESS MEETING:**

(Request for Rehearing)

11. **ZBA2019-156**
132-134 Orange Street, R-3 Zoning District, Ward 3

William Stergios requests a rehearing of case ZBA2019-156, appealing the decision of the Zoning Board of Adjustment granting request for relief from Section **6.04** Lot Coverage as per documents submitted through December 11, 2019.

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of December 12, 2019.**

2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
